

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: BARBEAU ANNA M

Owner 2:

Owner 3:

Street 1: 120 DECATUR ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: REILLY NORA M -

Owner 2: -

Street 1: 12 MARGARET RD

Twn/City: FOXBORO

St/Prov: MA Cntry:

Postal: 02035

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 970 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6022																
Total AC/HA: 0.00000		Total SF/SM: 0		Parcel LUC: 102		Condo		Prime NB Desc: CONDO		Total:				Spl Credit				Total:									

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	338,500			338,500		136141
							GIS Ref
							GIS Ref
Total Card	0.000	338,500			338,500	Entered Lot Size	
Total Parcel	0.000	338,500			338,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 348.97		/Parcel: 348.9		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	328,800	0	.		328,800	328,800	Year End Roll	12/18/2019
2019	102	FV	299,700	0	.		299,700	299,700	Year End Roll	1/3/2019
2018	102	FV	247,300	0	.		247,300	247,300	Year End Roll	12/20/2017
2017	102	FV	229,800	0	.		229,800	229,800	Year End Roll	1/3/2017
2016	102	FV	229,800	0	.		229,800	229,800	Year End	1/4/2016
2015	102	FV	212,700	0	.		212,700	212,700	Year End Roll	12/11/2014
2014	102	FV	212,700	0	.		212,700	212,700	Year End Roll	12/16/2013
2013	102	FV	212,700	0	.		212,700	212,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY NORA M,	75182-187	1	7/22/2020		314,250	No	No		
NAMAZI MARZIEH	41419-385		11/12/2003		203,500	No	No		
HAVAN NIJDEH	28815-322		7/8/1998		100,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2013	525	Manual	4,550	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
7/19/2019	Mail Update	MM	Mary M
5/25/2018	Measured	DGM	D Mann
6/13/2013	Info Fm Prmt	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

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USER DEFINED

Prior Id # 1: 136141

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date	Time
12/10/20	18:26:51

LAST REV

Date	Time
09/28/20	09:59:18
jorourke	
3137	

!3137!

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	2 - Clapboard		5 %
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1962	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 3		BRs: 1		Baths: 1		HB: 0						

## CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	1.927999973
Name:	10 - 6022

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
<b>Totals</b>			
1	3	1	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	30.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

## CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.11855674
Const Adj.:	1.04749990
Adj \$ / SQ:	374.940
Other Features:	32840
Grade Factor:	1.00
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487734
Depreciation:	149247
Depreciated Total:	338487

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	461.18	
Special Features:	0	Val/Su Net:	348.97	
Final Total:	338500	Val/Su SzAd	348.97	

MOBILE HOME	Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 037.A-0005-0002.0

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	970	374.940	363,692	
Net Sketched Area:		970	Total:	363,692	
Size Ad	970	Gross Are	970	FinArea	970

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
02						
02						
70						

**IMAGE**

***AssessPro* Patriot Properties, Inc**

